



**Chase Court Gardens, Enfield, EN2 8DH**



**welcome to**  
**Chase Court Gardens, Enfield**

Rarely available and beautifully appointed, four bedroom Edwardian character house situated in this popular tree lined residential turning, just minutes from Enfield Chase Rail Station, parks, schools and within easy access of Enfield Town with its multiple shopping facilities and the M25 motorway.

The spacious property is well presented throughout and retains much of its original character.





### Spacious Entrance Hall

Original and attractive leaded glass front door with leaded windows to side and fan light over, turning staircase to first floor, mosaic tiled floor, radiator, understairs storage nook, dado rail, coving to ceiling.

### Front Reception Room

16' 7" max x 13' 2" max ( 5.05m into bay x 4.01m max )  
Fitted carpet, picture rail, double radiator, coving to ceiling, original tiled fire with wooden mantel and mirror over, fitted shelving.

### Rear Reception Room

16' 11" into bay x 12' 2" max ( 5.16m into bay x 3.71m max )  
Fitted carpet, coving to ceiling, picture rail, double radiator, original cast iron fire with tiled slips, decorative mantel over, French windows to rear garden.

### Cloakroom / WC

Low flush WC, bracket wash hand basin, vinyl floor, window to side.

### Kitchen / Breakfast Room

25' 5" max x 9' 8" max ( 7.75m max x 2.95m max )  
Dual aspect.  
Fitted in gloss cream base and wall units with inset hob to contrasting worksurface, built in oven, single bowl stainless steel sink and drainer, tiled splashback, plumbing for washing machine, space for fridge-freezer, stripped wood dresser, double radiator, vinyl tiled floor, sunken spotlights to ceiling, casement door to garden.

### First Floor

#### Landing

Access to loft, dado rail, fitted carpet.

#### Bedroom One (front)

16' 10" max x 13' 5" max ( 5.13m into bay x 4.09m max )  
Fitted carpet, double radiator, picture rail, coving to ceiling, attractive original fire inset to wooden mantel with mirror over.

#### Bedroom Two (rear)

14' into bay x 12' 2" max ( 4.27m into bay x 3.71m max )  
Fitted carpet, picture rail, double glazed bay window to rear aspect, original cast iron fireplace with tiled slips, built-in wardrobe cupboard with mirrored doors.

#### Bedroom Three (rear)

14' 3" max x 10' 5" max ( 4.34m max x 3.17m max )  
Fitted carpet, picture rail, cast iron fireplace, double glazed bay window to rear aspect, built-in wardrobe cupboard and shelving.

#### Bedroom Four (front)

9' 5" x 8' 9" ( 2.87m x 2.67m )  
Fitted carpet, radiator, picture rail.

### Family Bathroom

Panelled bath with mixer tap, vanity basin with cupboards under, part tiled walls, radiator, shaver point, window to side, vinyl floor.

### Separate WC

Low flush WC, vinyl floor, window to side.

### Outside

#### Front Garden

Gravelled, providing off-street parking with mature hedged border, side pedestrian access to rear garden.

#### Rear Garden

Approximately 65' of west facing rear garden with large brick paved patio and central York stone seating area with an abundance of mature flowers, shrubs, beds and trees, potting shed to rear (requires renovating).



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welcome to

## Chase Court Gardens, Enfield

- Four Spacious Bedrooms
- Two Large Reception Rooms
- 20' Kitchen / Breakfast Room
- West Facing Rear Garden
- Off-Street Parking

Tenure: Freehold EPC Rating: E

offers in the region of

**£950,000**



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Please note the marker reflects the postcode not the actual property

## Chase Court Gardens, Enfield, EN2

Approximate Area = 1505 sq ft / 139.8 sq m

Outbuilding = 132 sq ft / 12.3 sq m

Total = 1637 sq ft / 152.1 sq m

For identification only - Not to scale



RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Barnard Marcus. REF: 859317  
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**020 8363 3394**



[info@barnfields.com](mailto:info@barnfields.com)



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



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Property Ref:

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